

Planning Commission Meeting

Minutes of Morgan City Planning Commission GENERAL meeting held in open public session on December 15th, 2015 at 7:00 p.m., in the Council Room in the City Office at 90 West Young Street.

MINUTES

DECEMBER 15TH, 2015 7:00 PM

MORGAN CITY COUNCIL ROOM

MEETING CALLED BY	Chairman Doug Garfield
MEMBERS	Robert Lynam, David Griffith, Julie Anderson, Dave Carter, Jim Brown, Ernie Durrant.
EXCUSED	Nathan McClellan.
CITY STAFF	Steve Garside, City Planner; Tony London, City Council Member; Ray Little, Mayor, Jeff Wardell, City Council Member.
OTHERS PRESENT	Deborah Winchester, Rod Winchester, Ruth Anne Heiner, Kelsi Winchester, Colten Winchester and Brad Matthews.
INTRODUCTION	Chairman Doug Garfield called the meeting to order and welcomed all in attendance.

WORK SESSION

DISCUSSION	<p>Vacancies on Planning Commission</p> <p>Doug stated there have been a couple of members resign from the Planning Commission. He would like the members to think about persons they could recommend that could fill these. Dorothy Leishman who served as an alternate member has resigned and Ernie Durrant has a new job and will be traveling a lot out of State, so he is resigning.</p> <p>November 17, 2015 minutes</p> <p>The members made several grammatical corrections to these minutes.</p> <p>Public Hearing; Re-Zone request from Rural Residential (RR) to Single Family Residential (R-1-10) approx. 319 South State Street- The applicant is proposing an in-fill residential project that would have access from State Street at approximately 319 South State Street. The members discussed the project and what is being proposed. Steve Garside, Planner reviewed the various parts of this development. He stated one of his concerns is what is going to happen, or what is planned for the other parcels that are not identified as one of the four lots.</p> <p>One of the first items they will need to do is obtain approval from UDOT in order to access this development from State Street. There was discussion about the status of the sewer lagoons and how this could or should affect approval of new developments. Tony reviewed the work that is being done at the lagoons. Doug asked what the direction is the Planning Commission should use for development approval. Steve stated the City Council has not given any direction as far as putting a moratorium on development. Until that happens, the commission should process requests as normal.</p> <p>There were concerns stated about the cul de sac on the concept. Steve stated this would have to meet city standards. It was pointed out the majority of lot #4 is on the hill, there is only a small portion that is flat that could be built on. Tony stated when the City purchased the property for the cemetery there was a lot of fill brought in. He has concerns this will affect these lots.</p>
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	<p>Jim stated he is concerned this becoming a liability to the City if approved. Steve stated they would have to have a geotechnical study done, the road would become the City's, but the lots are privately owned and the City would not have liability.</p> <p>Steve stated this is for the zone change request – if this is approved, they would need to have confirmation there is adequate utilities to serve this development. Mayor Little stated they need to obtain approval from UDOT – and there will need to be water and sewer lines installed to serve the four homes and a fire hydrant. There was discussion on the cost of the improvements, does this make the development feasible.</p> <p>Steve stated it is not the place of the Planning Commission to determine if the developer will make money or not. They need to make sure the City is able to provide the services, and the developer knows what will be required by them to install the infrastructure. Mayor Little stated there is an adjacent property owner that has access to their property through the designated right-of-way. They want to make sure this right-of-way is preserved.</p> <p>Doug read the recommendations in staff notes. Steve recommends the zoning change be approved by the commission. The concept approval would be contingent upon the approval of the City Council for the zone change. Steve stated for the concept approval there needs to be discussion on the infrastructure, UDOT approval and if the roads are planned to be public or private. Steve stated either way the roads must meet City standards.</p> <p>Subdivision Concept Approval Colten Winchester Proposed Development- This application is in conjunction with a rezone application. The proposal would convert an existing driveway into an access road. At a depth of approximately two lots, there would be a cul de sac heading southerly, which would service the proposed four lot development. This would be considered an in-fill project. There was discussion about the roads and other infrastructure needed for the development.</p> <p>Mayor Little stated at the first meeting in January, Jamie Grandpre, Senior Wastewater Operator has been asked to bring information on the capacity of the sewer lagoons. Until the Council has this information they cannot make any decisions on a moratorium for development, or at what level the ponds would be at capacity.</p> <p>Utility placement and landscape in the Industrial Zone-The Mayor has asked the Commission to review and discuss drawings of utility placement in the Industrial zone. Steve stated some cities put the type of trees allowed or preferred in their ordinances. He will, in the future bring a list of preferred trees for the members to consider.</p> <p>Steve reviewed the drawing the Mayor has provided. Steve stated the issue for the Planning Commission is whether or not they want to have the landscape area and the park strip combined. Mayor Little stated this does not preclude the requirement for additional landscaping around the buildings in developments.</p>
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GENERAL SESSION

MINUTES APPROVAL – November 17th, 2015

MOTION	<p>Julie Anderson moved to approve minutes of the Planning Commission Meeting November 17th, 2015 as presented.</p> <p>Second: Dave Carter.</p> <p>Unanimous</p>
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ITEM #1 PUBLIC HEARING; RE-ZONE REQUEST FROM RURAL RESIDENTIAL (RR) TO SINGLE FAMILY RESIDENTIAL (R-1-10) APPROXIMATELY 319 SOUTH STATE STREET

OPEN PUBLIC HEARING	<p>Doug declared the public hearing open. He asked Steve Garside, City Planner to review this request. Steve reviewed the property on the PowerPoint presentation that has been prepared. He stated the area is currently (RR) Rural Residential and is being requested to change to (R-1-10) Single Family Residential, which would be consistent to the general plan. He stated there are some hurdles that will need to be addressed as the development progresses. Some of the items that need to be addressed are obtaining UDOT approval to access the development, meeting with the Water Advisory Board, and other items that are outlined in his staff notes.</p>
DISCUSSION	<p>Colten Winchester introduced himself to those present. He stated what has been presented by the Planner is accurate as to what is being asked for approval. Under the current zoning they could have two lots, possible three. The purpose of this change to allow for the four lots.</p> <p>Doug asked if there were any comments from the public present.</p> <p>Ruth Anne Heiner asked if they are going to sell these lots to family, or the public. Colten stated there are some family members who are interested, if they are not purchased by them, they would be available to the public.</p> <p>The applicant is proposing an in-fill residential project that would have access from State Street at approximately 319 South State Street. At that location is an existing private drive. The applicant would convert that into a roadway that would service the existing homes, and would create a cul de sac to service four proposed lots.</p> <p>The property is adjacent to the South Morgan Cemetery, and is otherwise surrounded by residential and agricultural uses. The property between the subject property and State Street is zoned R-1-8. All of the other surrounding properties are zoned RR, rural residential.</p> <p>The General Plan reflects this area as being low density residential. That contemplates a density of zero to five units per acre. The proposed R-1-10 zoning classification falls within that range.</p> <p>PLANNING ISSUES:</p> <p>As indicated, this proposal is consistent with the General Plan. The proposal is also compatible with surrounding land uses.</p> <p>Before beginning any development, applicant will need to determine the availability of utility services, will need to meet with the Water Advisory Board, provide information regarding the final status of the remnant parcels, disclose the nature of the roadways, and obtain approval from UDOT for an access onto State Street.</p> <p>RECOMMENDATION:</p> <p>Based on the consistency with the General Plan and consistency with the surrounding land uses, staff recommends that the Planning Commission recommend that the City Council approve the requested change in zoning designation as set forth in the application, upon the applicant satisfying the planning issues identified above.</p>
CLOSE PUBLIC HEARING	<p>Motion: Jim Brown moved to close the public hearing.</p> <p>Second: David Griffith.</p> <p>Unanimous.</p>
	<p>Ernie Durrant moved to approve the zone change request for property at approximately 319 South State Street from (RR) Rural Residential to (R-1-10), Single Family Residential, sending this recommendation to the City Council for their consideration.</p> <p>Second: Robert Lynam.</p> <p>Unanimous.</p>

ITEM #2**SUBDIVISION CONCEPT APPROVAL-COLTEN WINCHESTER PROPOSED DEVELOPMENT**

DISCUSSION	<p>This application is in conjunction with the rezone application. The proposal would convert an existing driveway into an access road. At a depth of approximately two lots, there would be a cul de sac heading southerly, which would service the proposed four lot development. This would be considered an in-fill project. The application does not indicate the total acreage of the project.</p> <p>The General Plan has designated this area as low density residential, meaning zero to five lots per acre. The proposed rezone request is for R-1-10 zoning, which falls within the range set forth in the General Plan. The property has the South Morgan Cemetery to the south, residentially used properties to the west, and agricultural uses to the north and east.</p> <p>REVIEW:</p> <p>The application is consistent with the General Plan designation. The current zoning is Rural Residential, and in order to proceed as proposed, the property would need to receive a zoning designation of R-1-10. As illustrated, each of the proposed lots would contain the minimum required square footage of 10,000 square feet.</p> <p>PLANNING ISSUES:</p> <p>Items that need to be addressed include whether the roadways are to be private or public; the ultimate purpose and proposed use of the northerly extending stem of the property labeled "75 foot right of way"; the plan for the remnant parcel between lot 1 and the donated parcel, along the northern boundary of lot 4; UDOT approval for the entrance onto State Street, it being a State road; the approval of the Water Board; and the approval of the other utility providers.</p> <p>RECOMMENDATION:</p> <p>Planning Staff recommends approving the concept plan with the following conditions and understandings:</p> <ol style="list-style-type: none">1. Any approval is contingent upon the approval of the requested rezoning of the property;2. The determination of the nature of the roadways;3. The determination of the use of the remnant parcels;4. Obtaining UDOT approval for accessing State Street; and5. The approval of the utility service providers, including the Water Board. <p>Steve stated during the concept approval phase it is necessary to review the zoning classification and other issues. He stated the zoning will not be final until the City Council approves it. The members reviewed some of the concerns about access. There is a parcel that is not part of the four lots - the members would like to know what this parcel will be used for. The developer also needs to let the Planning Commission know if the roads in this development are to be private or public.</p> <p>Colten stated the remnant parcel has actually been sold to the adjacent landowner. They have not done a lot line adjustment but the transaction has been completed. Steve stated this needs to be reviewed by the Commission before the County will accept it. Colten stated they would be more than happy to meet any requirements for the right of way. He stated this would be a public road. He is aware of the utility requirements and the need to have UDOT approval.</p> <p>Jim asked if the cul de sac is being planned as a private lane. Colten stated the road in between the lots, and The cul de sac would be private.</p> <p>Ruth Anne Heiner stated the only way to get into the back portion of her property is by this right of way. It was stated if this is an established right of way, the access would need to be retained. Colten stated he is aware of that and has no problems with retaining all right of ways in this roadway.</p>
MOTION	<p>Dave Carter moved to grant concept approval of the Colten Winchester planned development.</p> <p>Second: Jim Brown.</p> <p>Unanimous.</p>

ADJOURNMENT:

MOTION: Ernie Durrant moved to adjourn the meeting.

SECOND: Jim Brown.

Unanimous.

This meeting was adjourned at 7:25 p.m.

Julie A. Bloxham, Acting Secretary

These minutes were approved at the _____ meeting.